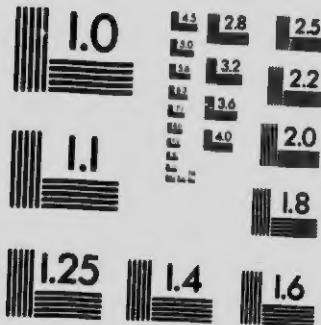


MICROCOPY RESOLUTION TEST CHART

(ANSI and ISO TEST CHART No. 2)

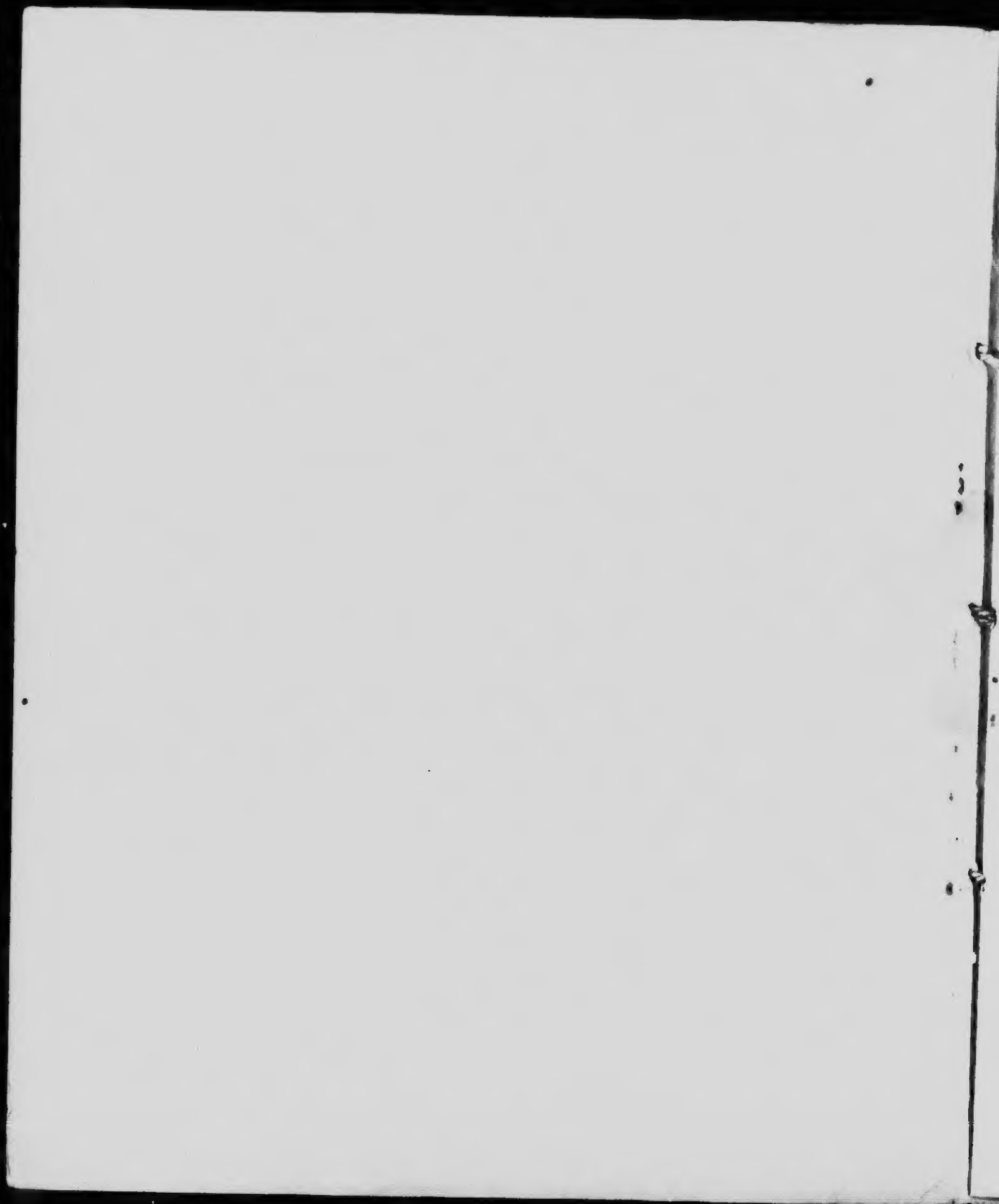


APPLIED IMAGE Inc

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(716) 482 - 0300 - Phone
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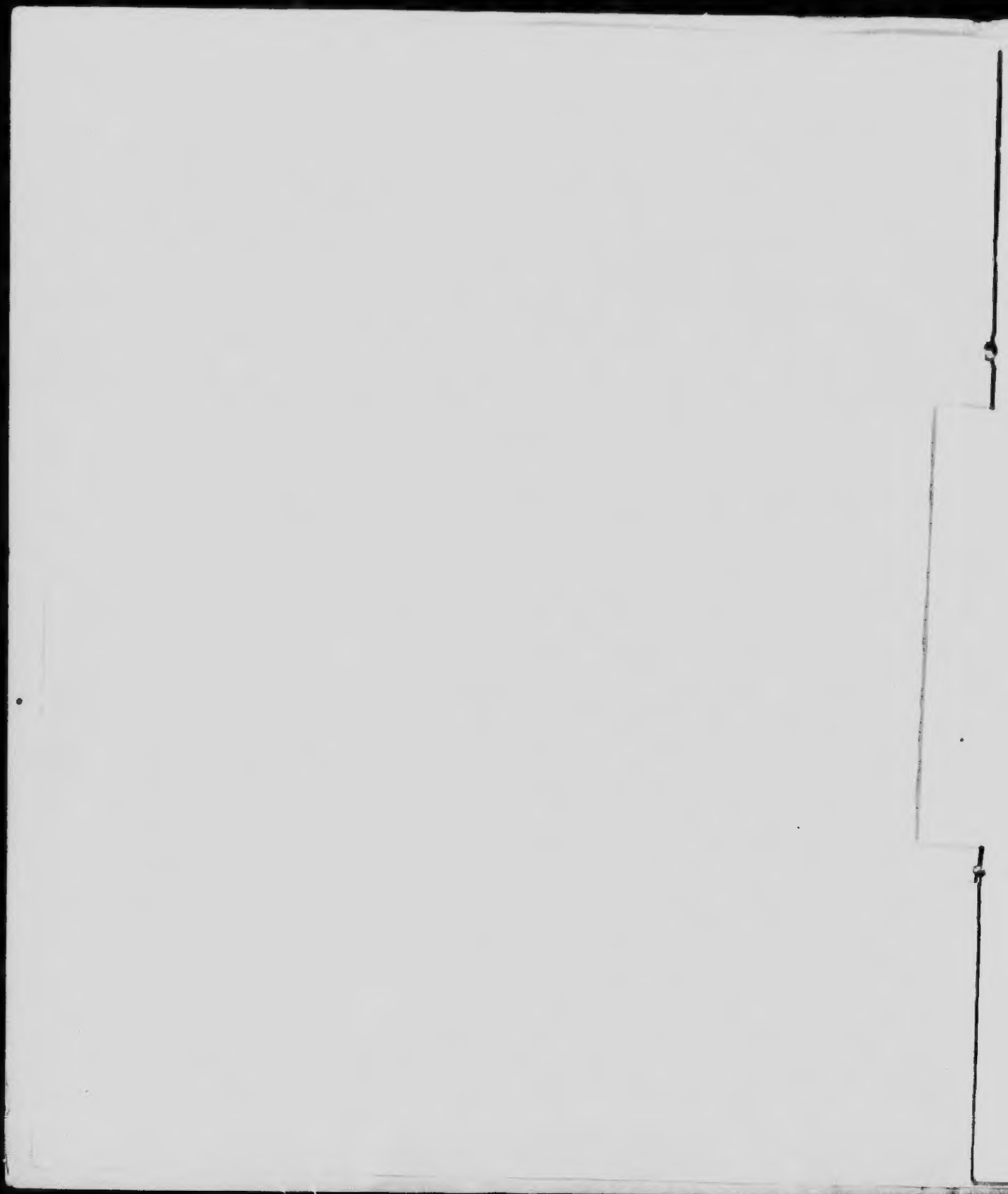
GOLDEN-
WINDERMERE
LIMITED





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Golden-Windermere Limited

INCORPORATED UNDER DOMINION CHARTER

CAPITAL STOCK \$2,000,000

DIVIDED INTO 20,000 SHARES OF A PAR VALUE OF \$100 EACH, NON-ASSESSABLE

10,000 SHARES OF 7% CUMULATIVE PREFERENCE SHARES

10,000 SHARES OF COMMON STOCK

DIRECTORS:

HON. WILLIAM PUGSLEY D.C.L., K.C., M.P.,

*President New Brunswick Real Estate and
Co.*

ing

AUDITOR:

J. P. ATHERTON, C. A.

SOLICITORS:

FOWLER & FREEZE

BANKERS:

BANK OF NOVA SCOTIA

TRUSTEES:

DOMINION TRUST COMPANY, LIMITED

LANDS IN COLUMBIA AND KOOTENAY VALLEYS, EAST KOOTENAY, B.C.

HEAD OFFICE:

Ottawa, Canada

Guarantee Fund to Purchasers of Preferred Stock

BY-LAW

That out of the proceeds of the sale of all lands reclaimed there shall be retained (10) ten per cent. of the payments of such sales, which (10) ten per cent. shall be deposited with a chartered Trust Company in trust and shall be kept intact until the liquidation of Golden-Windermere Limited, or until the fund shall amount to a sum sufficient to pay the holders of the cumulative preference stock the par value of their shares.

If, after the above-named fund has reached an amount sufficient to pay in full all the cumulative preference stock issued, any holder of such stock wishes to draw the par value of his stock with all cumulative dividends added, he may, upon application to the Board of Directors, upon relinquishing his said stock, have par value of said stock paid him with any unpaid dividends then accrued.

Application for preferred shares in the Capital stock of Golden-Windermere Limited, may be made by letter or in person to any of the directors of the Company, the Secretary-Treasurer, Mr George W. Fowler, M.P., Sussex, N.B., or any duly authorized agent.

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10,000 SHARES OF 7% CUMULATIVE PREFERENCE SHARES
10,000 SHARES OF COMMON STOCK

DIRECTORS:

HON. WILLIAM PUGSLEY, D.C.L., K.C., M.P.,

Ex-Premier New Brunswick; Ex-Minister Public Works for Canada; President New Brunswick Land Estate and Trust Company; President Coldbrook Realty and Development Company; Director Oil Shales Company of Canada.

HON. SENATOR B. C. PROWSE,

Ex-Mayor Charlottetown, P.E.I.; Vice-President Prowse Bros. Limited.

GEORGE W. FOWLER, K.C., M.P.,

HON. SENATOR P. C. MURPHY, M.D.,

President and General Manager, Tignish Trading Company; President, Tignish Silver Black Fox Company.

HON. CHARLES DALTON, M.L.A.,

Member of the Executive Council; President of Dalton Fox Company; Advisory Director, Dominion Trust Company.

A. A. M. LEAN, K.C., M.P.,

W. I. V. FAY, Broker

CAPT. R. T. M. SCOTT,

Late Manager for India, International Marine Signal Company Limited.

CLARENCE JAMESON, M.P.

OFFICERS OF THE COMPANY:

HON. WILLIAM PUGSLEY, D.C.L., K.C., M.P., *President.*

HON. SENATOR B. C. PROWSE, *Vice-President.*

GEO. W. FOWLER, K.C., M.P., *Secretary-Treasurer.*

W. D. MCKAY, *Managing Director.*

AUDITOR:

J. P. ATHERTON, C. A.

SOLICITORS:

FOWLER & FREEZE

BANKERS:

BANK OF NOVA SCOTIA

TRUSTEES:

DOMINION TRUST COMPANY, LIMITED

LANDS IN COLUMBIA AND KOOTENAY VALLEYS, EAST KOOTENAY, B.C.

HEAD OFFICE:

Ottawa, Canada

1901



SCENE ON LAKE WINDERMERE

The Columbia Kootenay Valley

In a noble valley in British Columbia, sentinelled by the majestic serrated Selkirks on the west, and the silent towering Rockies on the East, flows the Columbia River. At beautiful Windermere Lake in the centre of the south end of the valley, this big stream, splendid from its birth, starts on its long journey to the Pacific. Winding lazily from one side to the other of the fertile bottom lands, every few hundred yards a turn of the stream discloses a new and enchanting view. However, it is not with the scenic qualities of the valley that the Directors of Golden-Windermere Limited are concerned—these have been eulogised by famous travellers and authors as incomparable in the wide world, not excepting even the far-famed Vale of Cashmere—but with the vast possibilities from an agricultural standpoint of what is known as the Columbia-Kootenay Valley.

PROFESSOR SHARPE says: "Splendid land, fit for growing anything".



CLEARING LAND BY MODERN METHODS IN THE VALLEY

Golden-Windermere Limited,

IS a Company incorporated under the laws of the Federal Government of Canada and also registered in the Province of British Columbia. It has been formed for the purpose of acquiring from W. D. McKay, approximately 43,000 acres of lands in the Columbia and Kootenay Valleys, East Kootenay, B. C. The right to these lands has been acquired by Mr. McKay from the Government of Canada and the Provincial Government of British Columbia as well as from Private Owners. The greater part of these lands become flooded during the months of June, July and part of August, caused by the melting of the

E. W. HEURTLEY says: "No limit to profitable production".



UP-TO-DATE METHODS OF IRRIGATION IN THE VALLEY

glaciers in the Rocky and Selkirk Mountains. In order to make these lands valuable for agricultural purposes, "reclamation" is necessary, and Mr. McKay for the past four years has had eminent Engineers, experienced in reclaiming land sent from the Interior Department of the Dominion Government, who, together with private Engineers, have one and all reported on the feasibility of this project.

From an Official Bulletin issued by authority of the Legislature of British Columbia, especially on this Valley, the following report is culled:

"The fitness of the Columbia-Kootenay Valley for all branches of agriculture has been demonstrated by actual results secured by the settlers.
 "The Valley has been visited and reported upon by several agricultural experts, among whom may be mentioned Professor Frank T. Shutt, M.A.,
 "F. I. C., F. C. S., Chemist of the Agricultural Department of Canada;

GOVERNMENT OFFICIAL BULLETIN says: "The peer of the most thickly populated and prosperous district of the Province."



LOOKING OVER THE ALFALFA IN THE VALLEY

“Thomas A. Sharpe, Superintendent of the Dominion Experimental Farm
 “at Agassiz, B. C.; M. S. Middleton, Horticulturalist, Department of
 “Agriculture, B.C.; and E. W. Heurtley, Horticulturalist, Guelph Agri-
 “cultural College. The unanimity of these reports on all important points—
 “climate, soil, adaptability—constitute their chief value, and remove all
 “doubt as to the exceptional merits of the Valley as a profitable field for
 “general farming, fruit, live-stock, dairying and poultry.”

The Land and its Quality

The bottom land soil is rich alluvial and at present produces a luxuriant growth of wild hay, vetch, peavine, etc. When reclaimed, an exceptional agricultural area will belong to the Company. Grains, vegetables and fruits can be

EARL GREY says: “Will soon show a larger number of happy, prosperous, wealth-producing, beautiful homes to the square mile than any other part of Canada.”



WEIGHED DOWN WITH FRUIT IN THE VALLEY

grown in profuse quantity in this section of the country. Four crops of alfalfa in a season are not uncommon, while timothy and fodder will yield large returns. For dairying and mixed farming, these lands cannot be surpassed—if indeed equalled. It must be remembered that our land requires no irrigation or fertilizing. It will be what is termed sub-irrigated.

Climate

The climate is healthful and enjoyable at all seasons. Owing to the protection afforded by the Rockies on the East and the Selkirks on the West, blizzards and cyclones are unknown and bright sunny weather, winter and summer is the rule.

WILBUR D. NESBIT says: "The wonder is that this region is not one continuous plantation, serving the east, south and west".



PHOTOGRAPHIC VIEW OF A SECTION OF

Land Investment is Best

Of all forms of investment, Land Investment is the best. A mine may peter out, a factory go up in smoke, but, judiciously selected land—especially reclaimed land—remains an asset for ever. And as the Settlers increase it continually grows in value. The Benches or Table Lands immediately adjoining



PANORAMIC VIEW OF



SECTION OF OUR BOTTOM LANDS IN THE VALLEY

our properties are rapidly being irrigated and converted into 20-acre ready-made Fruit Farms by independent Land and Irrigation Companies, and the demand for these Farms is so great that, as each is completed, it is eagerly competed for and immediately sold. Each of these Farms will require a part of our bottom lands for the purpose of growing roots, vegetables and feed, and in this way the thousands of Settlers will provide a ready market for our lands.



VIEW OF LAKE WINDERMERE



ON THE GOVERNMENT WAGON ROAD IN THE VALLEY

Transportation

In no part of Canada are the inhabitants better served in the matter of transportation. On each side of the river are good Government Wagon Roads running the total length from Golden to Windermere, whilst the Kootenay Central Railway—a Branch of the C. P. R.—connecting Golden and the Crows' Nest Pass, runs directly through our lands, following the right Bank of the Kootenay River. In addition, there is a fleet of Freight and Passenger Boats plying on the River; Automobile Trucks, etc., have also their share of the carrying trade.

EARL GREY says: "Have never seen any district offering such a combination of splendid climate, rich land and convenient situation".



LANDING SUPPLIES ON OUR BOTTOM LANDS

Estimated Profits

The cost to the Company for purchase of the lands estimated on a basis of 43,000 acres including "reclamation" will approximate \$65 per acre, or a total of \$2,795,000.

After a careful study of the possibilities of this land and existing conditions, the Directors have estimated the selling prices of these reclaimed lands as follows:

13,000 acres @ \$200.....	\$2,600,000
10,000 acres @ \$250.....	\$2,500,000
10,000 acres @ \$300.....	\$3,000,000
10,000 acres @ \$350.....	\$3,500,000
	<u>\$11,600,000</u>
Deduct Estimated Selling Expense.....	\$580,000
	<u>\$11,020,000</u>
Deduct Purchase Price of lands and costs of "reclamation" as above	<u>\$2,795,000</u>
Leaving an estimated profit to the Company of	<u>\$8,225,000</u>

WILBUR D. NESBIT says: "Here is the land of Canaan, flowing with milk and honey for the settler".



ALFALFA AS IT GROWS IN THE VALLEY

Assuming the time required to sell this "reclaimed" land to be four years and that the Capital of \$2,000,000 is issued and paid for, this would mean that *the Stockholders would receive back the total amount of their shares and an estimated annual dividend for each year during the four years of over 100%.* As however, the land will be "reclaimed" in sections and each unit placed for sale as soon as completed, these sales will in a comparatively short time make the Company self-sustaining and profit-bearing. Therefore, it is highly improbable that the Company will require to issue the total amount of the Capital stock, and the result will be even larger dividends to the stockholders.

On the other hand, should the Directors decide that it would be in the best permanent interests of the Stockholders to retain say one-third of the property for Ranching purposes, the annual profits would be correspondingly reduced to commence with, but a perennial dividend of large percentage would be built up.

GOVERNMENT OFFICIAL BULLETIN says: "Garden vegetables attain a size and quality unsurpassed."



HOG RANCHING IN THE VALLEY

Management

The Directors of the Company have this important matter under consideration, and their personnel is sufficient to guarantee that only men whose names are synonymous with success will be identified with the Company.

Ranching and its Possibilities

The vast possibilities of profit to the Company in connection with "Ranching" can scarcely be overestimated. On the Mountains and Benches immediately adjoining our bottom lands there are tens of thousands of acres of the finest Bunch Grass Lands in Canada. These lands are capable of feeding an

PROFESSOR ADAMI says: "We could send thousands to the valley."



A TYPICAL RANCH IN THE VALLEY

immense number of Cattle all the year round except in case of an unusual winter when, for about two months, feed would have to be supplied. Our bottom lands, therefore, control these immense grazing tracts owing to the fact that they are the only lands where feed can be grown in quantity—and with profit. These grazing lands are held by the Dominion and Local Governments for the benefit of those operating in the Valleys, and are leased by the respective Governments for a term of years at the nominal price of 10c per head per annum for cattle and horses, and a lower figure for sheep and other animals. The high prices now and for many years in the future likely to be obtained for Cattle, and the possession by the Company of these specially adapted lands, will undoubtedly build up

GOVERNMENT OFFICIAL BULLETIN says: "Dairying and poultry would pay well, yet these industries are almost wholly neglected."



AS IT GROWS IN THE VALLEY

an immensely profitable business. Should the Company decide to go into Cattle Ranching, large and permanent profits can thus be made by retaining a certain acreage for this purpose.

Payments

Fifteen per cent of the subscription is payable on application, 35% on allotment, and the balance at call of the Directors if required; with the proviso that such calls shall not exceed 10% at any one time.

HENRY M. HYDE says: "Abreast of the settlers will come the tourists and summer residents."

Purchase Price of Lands Acquired and to be Acquired by the Company

The Company has entered into a contract under date the third day of June, A. D., 1914, with William David McKay of the City of Vancouver, whereby the said William David McKay agrees to convey to the Company all the lands and rights whether Federal, Provincial, or private, which are now held by him, together with the agreement made between the said McKay and the Minister of the Interior of Canada, bearing date the 8th day of October, A.D., 1913, and all the benefits accruing to the said McKay under said agreement, on a basis of twenty-eight dollars per acre and on an estimated basis of forty-three thousand acres, the total payment being greater or less as the acreage exceeds or falls below forty-three thousand acres.

It is further agreed that the said William David McKay shall take in payment for said lands and rights and for said contract seven thousand five hundred shares of common stock and one thousand shares of preferred stock in said Company and the sum of three hundred and sixty-four thousand dollars in money.

It is further agreed that when stock of the par value of two hundred thousand dollars is sold there shall be paid the sum of fifty thousand dollars to the said William David McKay and that the balance of the money payable to the said McKay shall be paid as follows:

Fifteen per cent when stock of the par value of four hundred thousand dollars shall have been sold, a further fifteen per cent, when stock of the par value of six hundred thousand dollars has been sold, and the balance when ten thousand acres of said lands have been reclaimed, sold and paid for; and that the said William D. McKay shall pay to the original holders all sums payable in respect of their interests in the several government grants and options, and all charges for lands purchased from them, and to private owners the purchase price of all lands bought from them.

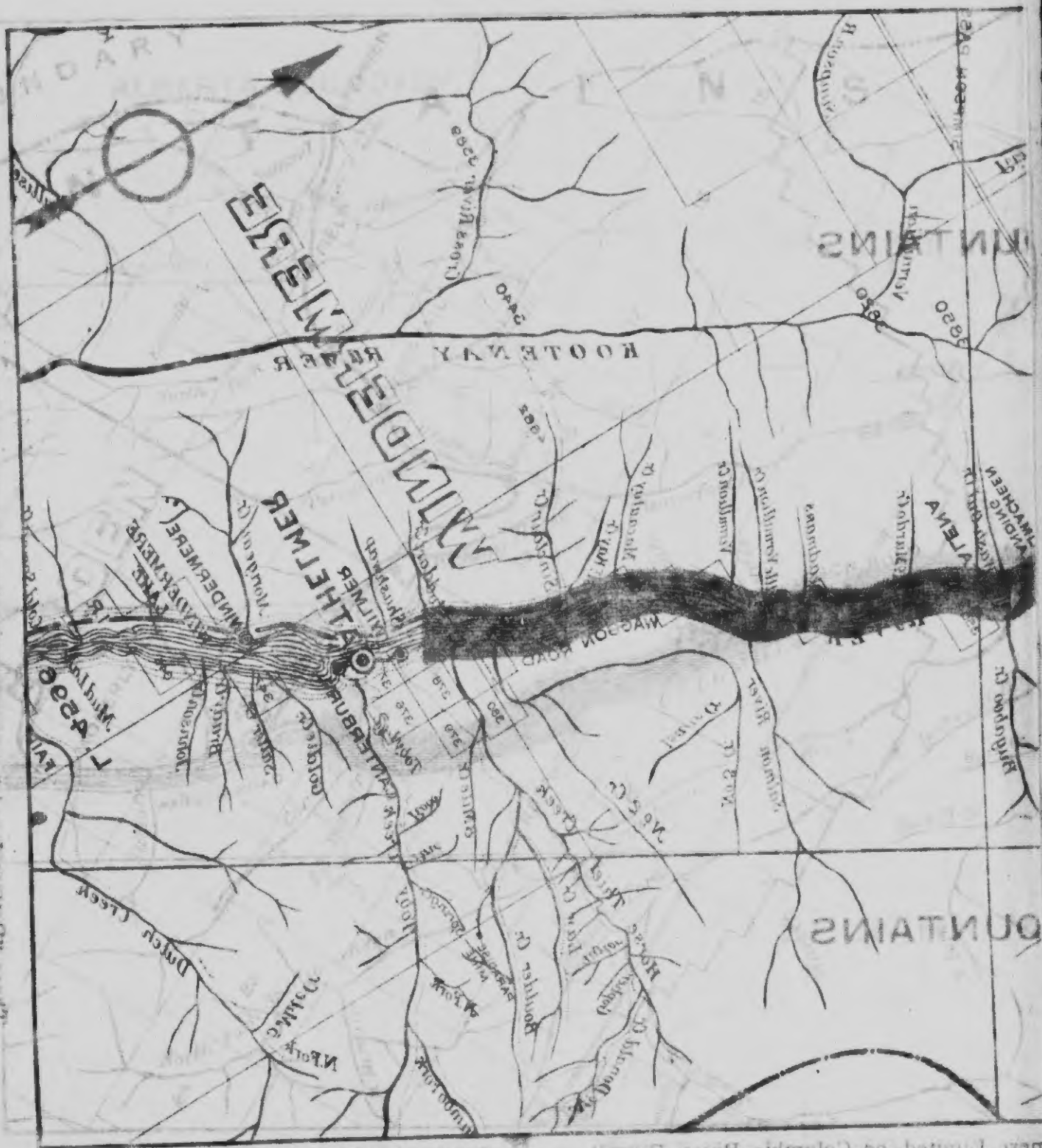
It is further agreed that the said William David McKay shall pay all costs of the survey now being made of said lands.

Stock

The stock of the Company has been divided into two classes and consists of ten thousand shares of cumulative preference stock with a cumulative dividend of seven per cent per annum payable yearly, and ten thousand shares of common stock, the whole totalling, twenty thousand shares at a par value one hundred dollars per share, making a total capital stock of two million dollars.

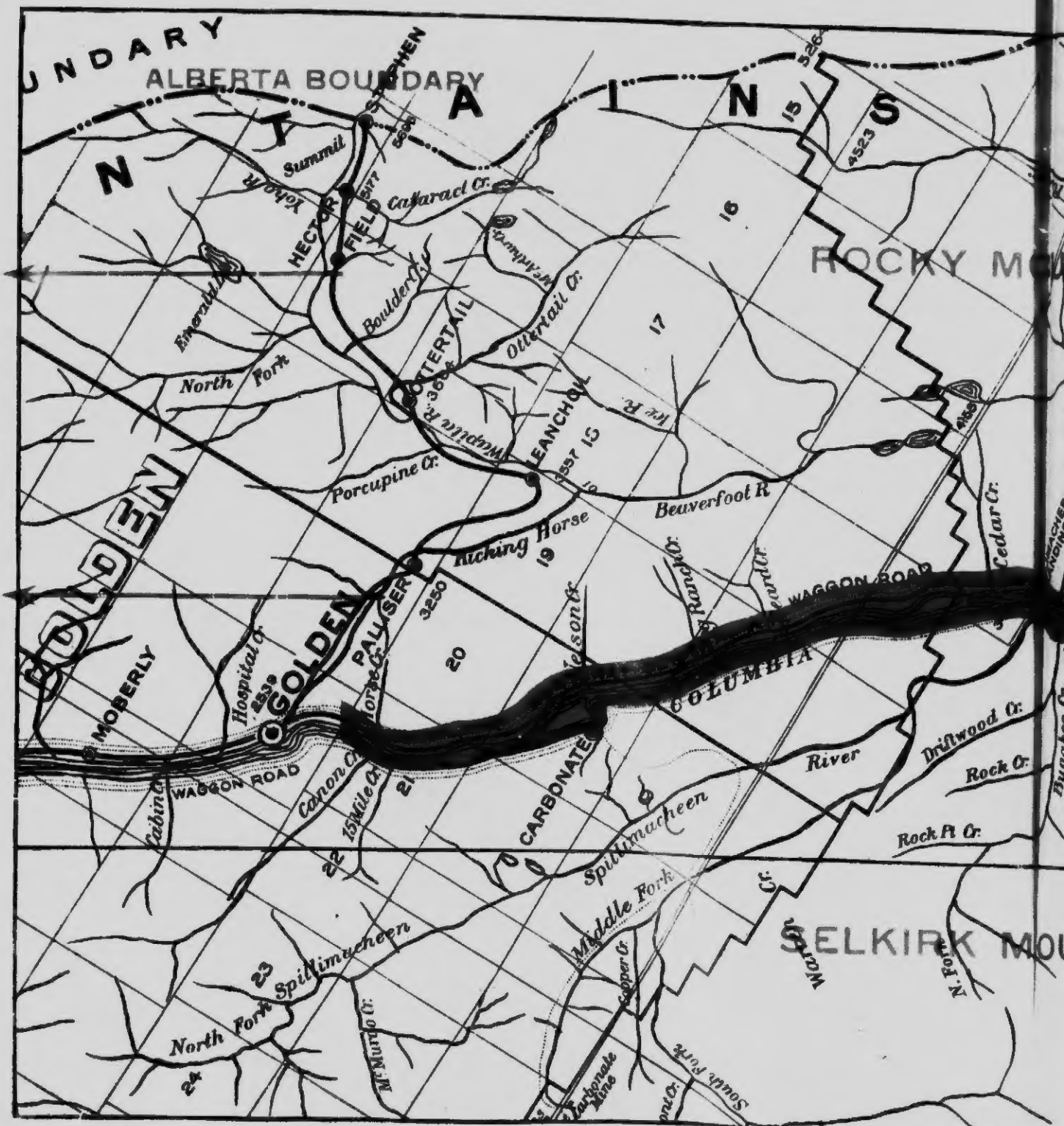
The preferred stock is first entitled to cumulative dividends of seven per cent per annum, and after this has been provided for the common stock is entitled to an equal rate, after which any dividends earned will be equally divided between the said respective classes of stock according to the amount issued.

here limited on Columbia River Basin Southern British Columbia



Scale: "Bottom Line" is only 100 miles from British Columbia

C.P.R. MAIN LINE



Contour of River indicated by red print, represents "Bottom Lands" of Golden-Windermere



These "Bottom Lands" are only 100 Miles from United States Boundary Line.

Windermere Limited, on Columbia River, East Kootenay, Southern British Columbia.